Notice is hereby given that the Board of Adjustment for the City of Grinnell will conduct a public hearing in the City Council Chambers, 520 4th Avenue, Grinnell, Iowa 12:00 p.m. on Tuesday, June 14 2022. The meeting can also be accessed by visiting the following link

https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRTVCckxaQT09

Or by entering the following when prompted by the zoom website or app:

Meeting ID: 646 868 5281 Passcode: 12345

Board of Adjustment Agenda

June 14, 2022	Agenua	12:00 Noon
Roll Call: Baker, Hatting Hammen	, Burnell	, Knaack,
APPROVAL OF AGENDA:		
APPROVAL OF MINUTES: May	10, 2022 Meeting Minu	tes
COMMUNICATIONS:		
NEW BUSINESS:		
1. Review a variance request (22-2) setback of 2018 Spaulding Lane fro a variance of 9 feet.	——————————————————————————————————————	•
2. Review two variance requests sul West Broad Investors LLC of the so request pertains to reducing the from 25-feet to 12-feet, and the second poside of the properties from 25-feet to	oon to be combined lots nt yard setback on the ea ertains to reducing the f	at 603-625 Broad St. The first ast side of the properties from

ADJOURN:

Notice is hereby given that the Board of Adjustment for the City of Grinnell will conduct a public hearing in the City Council Chambers, 520 4th Avenue, Grinnell, Iowa 12:00 p.m. on Tuesday, May 10, 2022. The meeting can also be accessed by visiting the following link

https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRTVCckxaOT09 Or by entering the following when prompted by the zoom website or app: Meeting ID: 646 868 5281 Passcode: 12345

MINUTES OF THE BOARD OF ADJUSTMENT

22-1	May 10, 2022
The meeting was called to order by Chairperson Burnell at 12:00 pm.	
Roll Call: Hatting P, Hammen P, Knaack P, Baker	<u>P</u>
Also present: Tyler Avis,	
APPROVAL OF ACENDA.	

Baker made a motion to approve the agenda. Hammen seconded the motion. The Agenda was approved unanimously.

APPROVAL OF MINUTES:

Hammen made a motion to approve the minutes, Baker seconded the motion. The Minutes were approved unanimously.

COMMUNICATIONS:

Avis explained he had received no commination from anyone regarding this matter.

NEW BUSINESS:

1. Review a variance request (22-1) from Bolton and Mink on behalf of Merge Development for 1020 Main St requesting a variance from the minimum height that the finished floor elevation shall be no less than three (3) feet from grade for a residential unit in the C-3 Zone of Confluence Zoning District. The request is that the floor elevation be 2 feet 6 inches.

Burnell asked for Mr. Avis to read the staff memo, and Mr. Avis read it as it was written. He also added that the regulations that currently are in place for the C-3 District are currently in a kind of 'living' form, in that it was generally believed that the first few new structures to be built in this area per the new regulations would work to massage out what may be more or less practical, and there was never any rhyme or reason that 36 inches was a steadfast number for this specific issue, and further explained how requiring the first floor height to be a distance above grade simply is to provide security/privacy for those tenants.

Hammen inquired about the general layout of the proposed building, and Mr. Avis showed the Board and attendees a rendering provided by the applicants which gave a simple view of what this is proposed to be constructed to.

Burnell asked if the applicants had anything they would like to present to the Board, and they simply explained that they do appreciate that there is a requirement for this in place and that it has been codified as they do believe that it is greatly beneficial. They also further explained that some Cities have a requirement of 30, 36, or 42 inches for this height, and the ultimate reason they were seeking a 6-inch variance was so that the patio entryways to the residential units would not have to have guardrails installed, which would allow them to be more open and visible.

Hatting moved to approve the variance request as it was written and explained. Hammond seconded the motion.

The roll call	vote was	as follows:	Hatting _	<u>Yes</u> , Burn	ell <u>`</u>	<u>Yes</u> ,	
Hammen	_Abstain_	, Baker	Yes	, Knaack	Yes	The motion	passed.

ADJOURN: Hammond moved to adjourn the meeting. Baker seconded the motion. The motion passed unanimously at 12:14 p.m.

ATTEST:
TYLER AVIS, SECRITARY

MEMORANDUM TO THE BOARD OF ADJUSTMENT

June 14, 2022 12:00 p.m.

Approval of May 10, 2022 Meeting Minutes

OLD BUSINESS:

None

NEW BUSINESS:

1. Review a variance request (22-2) from Cody and Julie Davis to reduce the front yard setback of 2018 Spaulding Lane from 25 feet on the north side of the property to 16 feet; a variance of 9 feet.

Staff Memo: After completing a review of the plans submitted for a new 2,087 sq ft single-family ranch dwelling proposed to be constructed at 2018 Spaulding Lane. The matter for this variance request relates to the setbacks that would be required per Grinnell's Code of Ordinances from the Zoning Regulations. 164.13.4, the section which applies to corner lots, states that, "For corner lots platted after the effective date of the zoning ordinance, the street side yard shall be equal in width to the setback regulation of the lots to the rear having frontage on the intersecting street." For many years, this has been interpreted to explain that all corner lots located in any subdivision that was platted after December 17, 1962, must have two front yard setbacks, one being the yard that abuts the street which the property gets its address from, and the other being the yard that borders the intersecting street from which the property gets its address from. Per the zoning regulations, all residential property must have a front yard setback of 25-feet, so in the case of a corner lot, the front yards, being the yards between the front building lines and the intersecting streets, must have setbacks of 25 feet.

The proposed dwelling at this site has its front facing the west, and the width of the dwelling is 56-feet. With having a width of 56-feet, a setback of 8-feet on the south, and setback of 25-feet on the north, the total width needed from north to south is 89-feet, however the parcel is 80.43-feet in width from north to south at its eastern lot line, therefore, a reduction of 9 feet is being appealed to the Board to allow the dwelling to be constructed as proposed.

2. Review two variance requests submitted together from Mayflower Homes Inc and West Broad Investors LLC of the soon to be combined lots at 603-625 Broad St. The first request pertains to reducing the front yard setback on the east side of the properties from 25-feet to 12-feet, and the second pertains to reducing the front yard setback on the south side of the properties from 25-feet to 20-feet.

Staff Memo: During a discussion with the interested parties regarding this variance request, it was explained that the entities will soon be looking to add an addition onto the south side of the existing Watertower Square apartment building. The addition will comprise of a great deal of gathering space which will separate the existing apartment units from the newly constructed units, and as shown in the renderings of the proposed addition, the gathering space/entrance

overhang would protrude into the front yard setback along Broad Street and leading to the request of it being reduced from 25-feet to 12-feet.

For the second variance request pertaining to the south side of the property in reducing the front yard setback from 25-feet to 20-feet, in Grinnell's Code of Ordinances from the Zoning Regulations, section 165.21.5, states residentially zoned lots can qualify for a front yard exception where some lots are developed with a front that is less than the minimum required for the district by this chapter or where some lots have been developed with a front yard greater than required by this chapter, the following rule shall apply: Any new building or addition in front thereof shall not be closer to the street right-of-way than the average of the front yard of the first building on each side within a distance of 200 feet measured from building to building. This exception will not be available though as the interested parties are also seeking to rezone portions of this property which are currently zoned as either R-2: Two-Family Residential or R-3: Multi-Family Residential, to C-1: General Commercial.

Notice is hereby given that the Board of Adjustment for the City of Grinnell will conduct a public hearing in the City Council Chambers, 520 4th Avenue, Grinnell, Iowa 12:00 p.m. on Tuesday, June 14th, 2022. The meeting can also be accessed by visiting the following link https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRTVCckxaQT09
Or by entering the following when prompted by the zoom website or app:

Meeting ID: 646 868 5281 Passcode: 12345

Respectfully submitted,

Tyler Avis

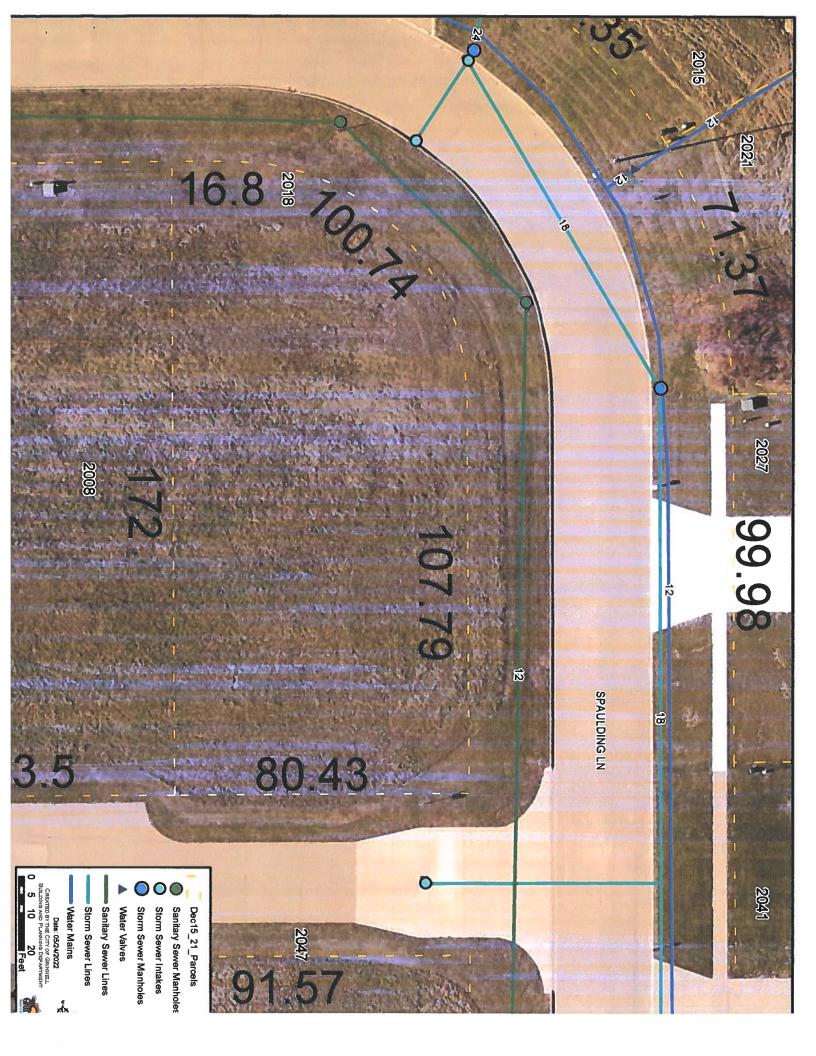
Director of Building and Planning

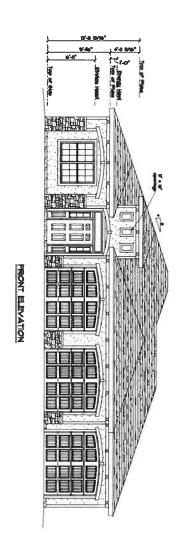
APPEAL TO THE BOARD OF ADJUSTMENTS

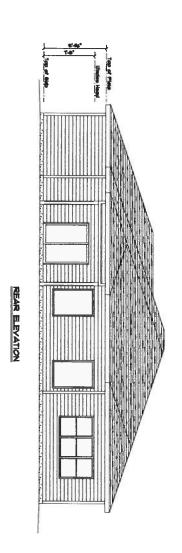
Appeal #

Date: 5-25-22 respectfully request that a determination be made by the Board of Adjustment on the following appeal, which was denied by the Enforcing Officer on , 20 . It is an interpretation. It is an appeal for an interpretation of Section of the ordinance or map. It is a special use permit required under Section of the ordinance on which the Broad of Adjustment is required to act. It is a request for a variance relating to the _____ use, ____ area, ____ frontage, ____ yard or ____ Seel remarks ____ as required by Section ____ of the ordinance. request of variance change to change se requirement on north side of this lot to 16' Set back The premises affected are located at Prairie Pointe Estates 10+37 in Zone District Legal description of property involved in this appeal: Lot 31, 2018 Spand Lane, 10+37 in replat of Prairie Pointe Estates Subdivision to firmed IA Plat Book 13 page 605. Has any previous application or appeal been filed in connection with these premises? and will be primary residence one home is built Explanation of purpose to which property will be put: will be primary residence for Cody and Julie Davis Plat plan attached X Yes No. Ground plan and elevations attached _____ Yes _____ No. If no, explain: _____

Appeal to the Board of Adjustments - Page 2	
A variance from the zoning chapter will not b	e granted unless: (Check Boxes)
	nces exist which are peculiar to the land, hich are not applicable to other lands, structures,
1 1 · · · · · · · · · · · · · · · · · ·	sions of this chapter would deprive the applicant properties in the same district under the terms of
That the special conditions and circum applicant; and	nstances do not result from the actions of the
privilege that is denied by this chapter same district. No nonconforming use	will not confer on the applicant any special r to other lands, structures, or buildings in the of neighboring lands, structures, or buildings in e of lands, structures, or buildings in other ands for the issuance of a variance.
I (We) further state that if this request is gran construction in accordance with the plans her filing this appeal; will complete work within able from a financial, legal, and physical basi	ewith submitted within six months from date of year(s) from said date; and that I am
	Signature(s) of Applicant(s)
FOR USE OF BOARD	OF ADJUSTMENT ONLY
Date hearing advertised	; Date of hearing
Fee paid (\$25.00) - Receipt No	87
Decision of the Board of Adjustment	
Reasons:	
1	
Other remarks:	
	BOARD OF ADJUSTMENT
Note: In no way is this to imply	
that the Board of Adjustment	BY:
will grant the variance, or special use asked for.	Secretary

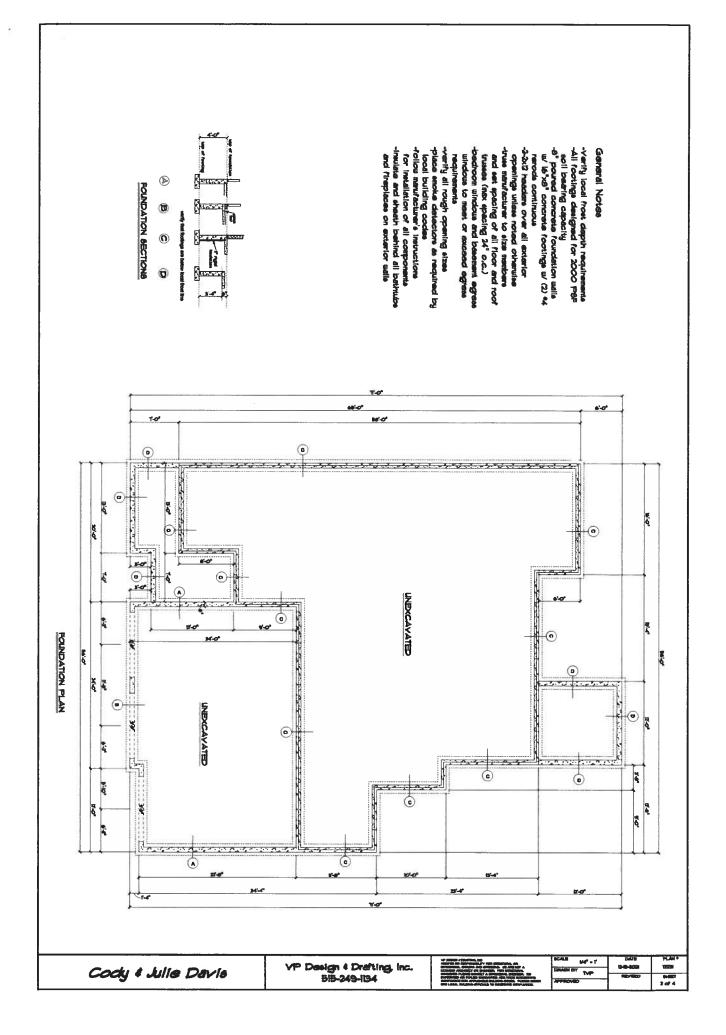


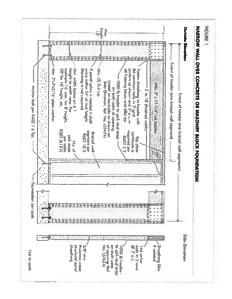


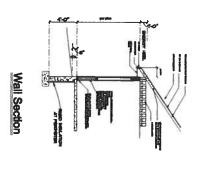


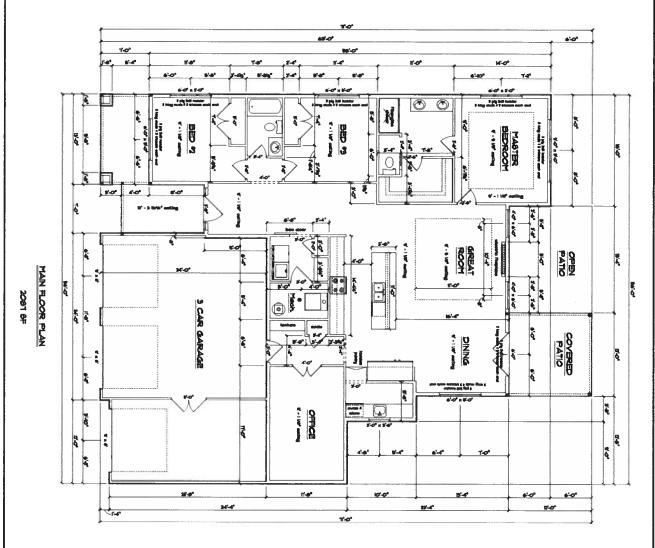
Cody & Julie Davie

VP Design 4 Drafting, Inc. 5/5-249-1/54





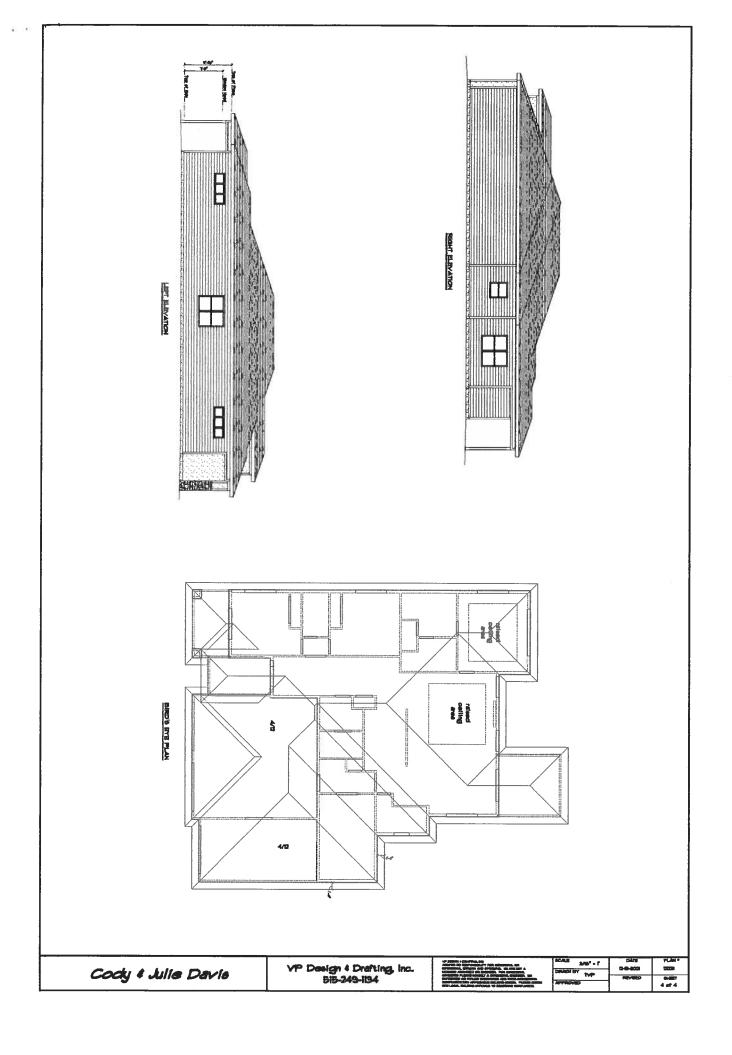


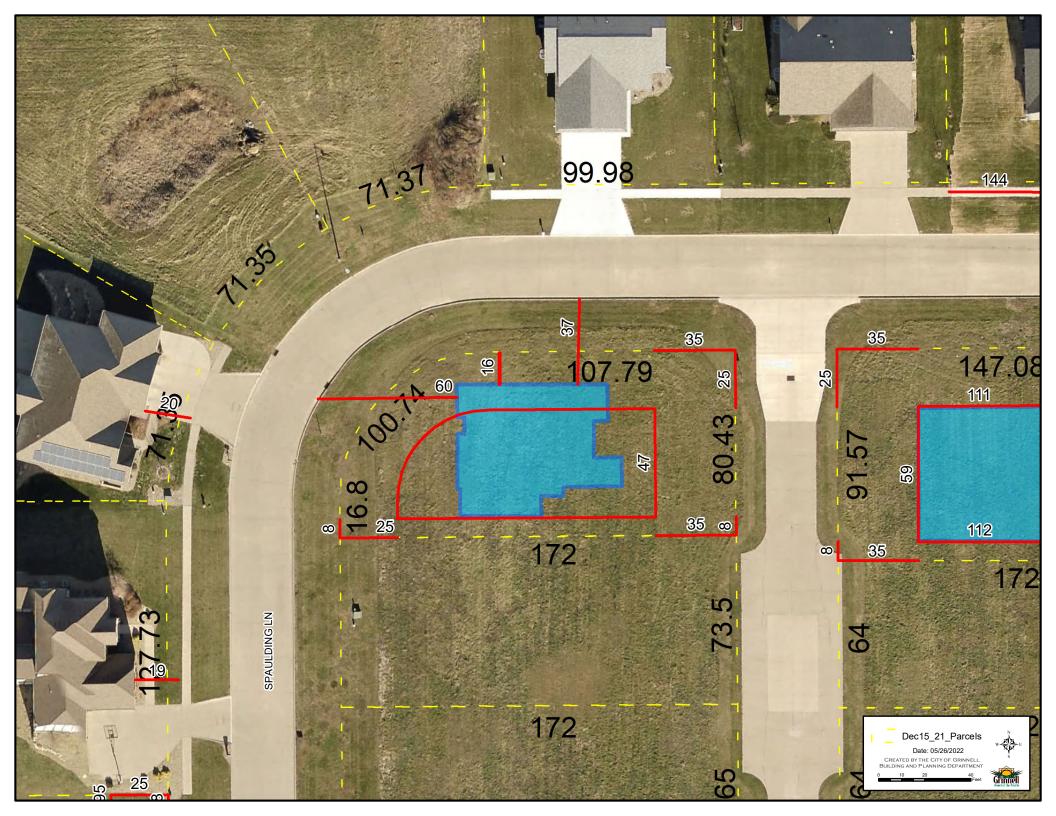


Cody & Julie Davis

VP Design 4 Drafting, Inc. 5|5-249-|194

DEADER BY 1/P PROVIDED SHEET S of 4





NOTICE OF PUBLIC HEARING

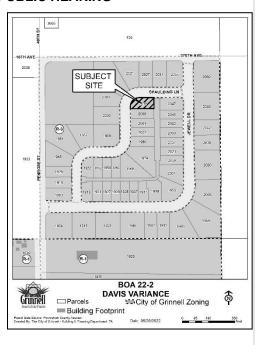
On <u>June 14, 2022 at 12:00 p.m.</u> a public hearing will be held before the City of Grinnell's Board of Adjustment in the City Council Chambers (520 4th Ave) to give all citizens and interested parties an opportunity to be heard in relation to the following:

Review a variance request (22-2) from Cody and Julie Davis to reduce the front yard setback of 2018 Spaulding Lane from 25 feet on the north side of the property to 16 feet; a variance of 9 feet.

The meeting will also be available on Zoom; Meeting ID: 646 868 5281.

Password: 12345

Tyler Avis
Building and Planning Director
For additional information, call 641-236-2600.



NOTICE OF PUBLIC HEARING

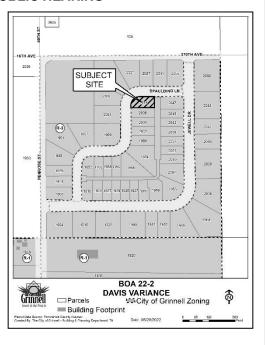
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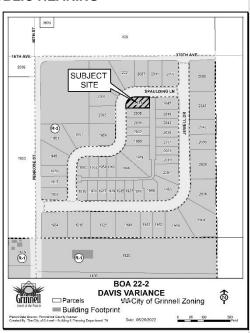
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Tyler Avis
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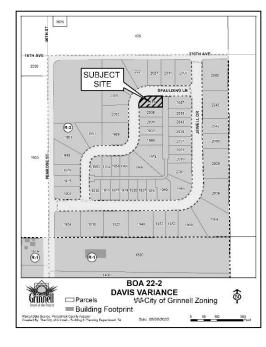
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Tyler Avis Building and Planning Director For additional information, call 641-236-2600



PUBLIC NOTICE

The Board of Adjustment of the City of Grinnell will meet on <u>June 14, 2022</u> at 12:00 p.m. to review a variance request (22-2) from Cody and Julie Davis to reduce the front yard setback of 2018 Spaulding Lane from 25 feet on the north side of the property to 16 feet; a variance of 9 feet. You are further notified that the time and place of the public hearing will be in the City Council Chambers at 520 4th Avenue, Grinnell, Iowa 12:00 p.m. on Tuesday, June 14, 2022. The meeting can also be accessed by visiting the zoom link below or entering the meeting ID and passcode. https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRTVCckxaQT09

Meeting ID: 646 868 5281 Passcode: 12345

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

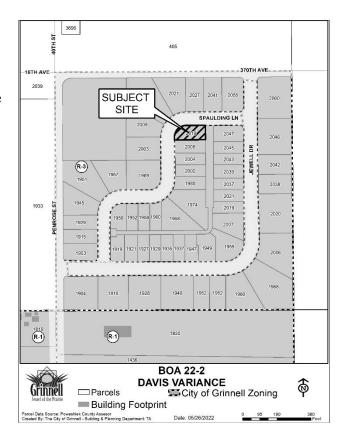
Notice is hereby given that a variance request (22-2) has been submitted to the City of Grinnell Board of Adjustment from Cody and Julie Davis to reduce the front yard setback of 2018 Spaulding Lane from 25 feet on the north side of the property to 16 feet; a variance of 9 feet.

You are further notified that the time and place of the public hearing is in the City Council Chambers, 520 4th Avenue, Grinnell, Iowa 12:00 p.m. on Tuesday, June 14, 2022. The meeting can also be accessed by visiting the zoom link below or entering the meeting id and passcode.

Tyler Avis
Director of Building & Planning

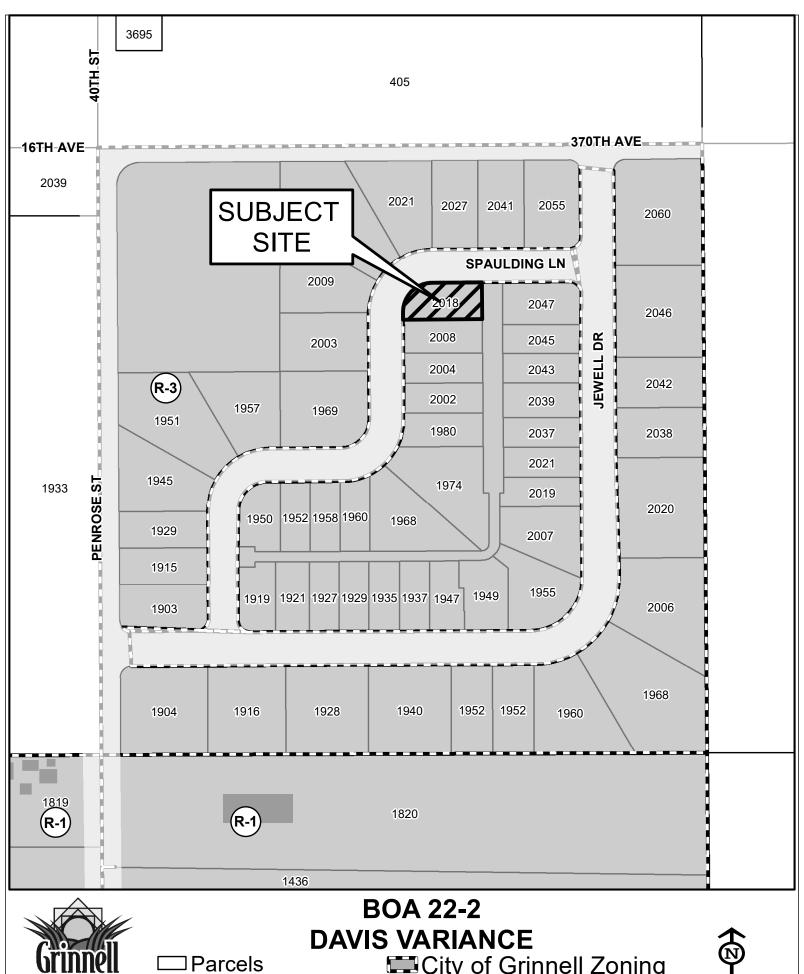
Legal Notice

Publish: 5-30-2022



https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRTVCckxaQT09

Meeting ID: 646 868 5281 Passcode: 12345





City of Grinnell Zoning



Building Footprint

Parcel Data Source: Poweshiek County Assesor Created By: The City of Grinnell - Building & Planning Department: TA

Date: 05/26/2022

95 190 380

Beacon™ Poweshiek County, IA

Summary

Parcel ID Alternate ID 3211200

Property Address

603 BROAD ST

GRINNELL IA 50112

Sec/Twp/Rng N/A

Brief Tax Description GRIN

GRINNELL LOT 12 BLOCK 10 (Note: Not to be used on legal documents)

Deed Book/Page 0927-0044 (3/5/2013)

Contract Book/Page

Gross Acres 0.00 Net Acres 0.00

Class

R - Residential

District School District (Note: This is for tax purposes only. Not to be used for zoning.) 180 - GRINNELL CITY/GRN SCH

Contract Holder

t GRINNELL NEWBURG SCHOOL



Mailing Address

Grinnell IA 50112

616 Broad St

Mayflower Homes Inc

Owners

Deed Holder

Mayflower Homes Inc 616 Broad St Grinnell IA 50112

Land

Map Area GRINNELL SE

Lot Dimensions Regular Lot: 75.00 x 165.00 Lot Area 0.28 Acres; 12,375 SF

Residential Dwellings

Residential Dwelling

Occupancy Detached Structures Only

Style Architectural Style

Year Built

Attic Type

Basement Area Type

Plumbing Fireplaces Porches Decks

Additions Garages

 $576 \, \text{SF} \, (24 \text{FW} \, \times \, 24 \text{FL})$ - Det Frame (Built 1970);

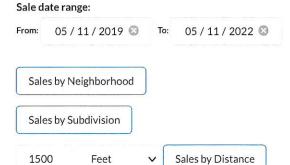
Yard Extras

GAR+SHED+WD COV

Sales

Date	Seller	Dunger	Decording	Sale Condition - NUTC	T	Multi	A
Date	Sellel	Buyer	Recording	Sale Condition - NOTC	Type	Parcel	Amount
3/5/2013	MOYER HAROLD E & BEVERLY J	MAYFLOWER HOMES INC	927-44	Sale to/by Government/Exempt Organization	Deed		\$85,000.00
3/20/1968		MOYER	273-445	UNUSEABLE SALE - OTHER	Deed		\$0.00

Recent Sales in Area



Permits

Permit #	Date	Description	Amount
20130139	05/13/2013	Demo/Rmvl	10,500
8985	04/01/2000	Roof	0

Valuation

	2022	2021	2020	2019	2018
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$16,380	\$16,380	\$15,450	\$15,450	\$15,450
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$7,030	\$7,030	\$6,010	\$6,010	\$6,010
= Gross Assessed Value	\$23,410	\$23,410	\$21,460	\$21,460	\$21,460
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$23,410	\$23,410	\$21,460	\$21,460	\$21,460

The Assessed Building Value includes other improvements.

Taxation

2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020
\$8,715	\$8,509	\$8,794
\$0	\$0	\$0
\$3,390	\$3,310	\$3,421
\$12,105	\$11,819	\$12,215
\$0	\$0	\$0
\$12,105	\$11,819	\$12,215
35.23102	35.31803	34.66790
\$426.47	\$417.42	\$423.47
\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00
\$426.00	\$418.00	\$424.00
	Pay 2021-2022 \$8,715 \$0 \$3,390 \$12,105 \$0 \$12,105 35.23102 \$426.47 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	Pay 2021-2022 Pay 2020-2021 \$8,715 \$8,509 \$0 \$0 \$3,390 \$3,310 \$12,105 \$11,819 \$0 \$0 \$12,105 \$11,819 35,23102 35,31803 \$426,47 \$417,42 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2020	March 2022 September 2021	\$213 \$213	Yes Yes	3/25/2022 10/1/2021	009204
2019	March 2021 September 2020	\$209 \$209	Yes Yes	3/31/2021 10/5/2020	009774
2018	March 2020 September 2019	\$212 \$212	Yes Yes	4/3/2020 9/30/2019	008141
2017	March 2019 September 2018	\$208 \$208	Yes Yes	4/1/2019 10/1/2018	006554
2016	March 2018 September 2017	\$213 \$213	Yes Yes	4/2/2018 9/29/2017	005583
2015	March 2017 September 2016	\$220 \$220	Yes Yes	3/29/2017 10/3/2016	012305

Iowa Land Records

(0927-0044)

Data for Poweshiek County between Beacon and lowa Land Records is available on the lowa Land Records site beginning in 1994. For records prior to 1994, contact the County Recorder or Customer Support at www.lowaLandRecords.org.

Photos

Sketches

•	APPEAL TO THE RD OF ADJUSTMENTS	Appeal # Date:
I (We), Mayflower Homes	Inc of 616	Broad St, Grinnell, IA 50112
Name		Address
respectfully request that a determined following appeal, which was determined to the control of	rmination be made by the enied by the Enforcing C	e Board of Adjustment on the Officer on13 May, 20
It is an interpretation.		
It is an appeal for an int	erpretation of Section	of the ordinance or map.
It is a special use permi Broad of Adjustment is		of the ordinance on which the
X It is a request for a varied yard or Building set the ordinance.	ance relating to the	use, area, frontage, as required by Section 165.17 of
Remarks: Request to reduce	e front yard building	setback to 20' in lieu of 25'
of south side o building al		
The premises affected are loca Legal description of property i Grinnell Lot 12 Block 10		in Zone District R-2
Has any previous application of	or appeal been filed in co	nnection with these premises? No
What is the applicant's interes Owner / Developer	t in the premises affected	?
What is the approximate cost of	of the work involved?	\$11,000,000
Explanation of purpose to whi	ch property will be put: _	Independent Senior Living
Plat plan attached	Yes X No.	
Ground plan and elevations at		No. If no, explain:

A variance from the zoning chapter will not be g	granted unless: (Check Boxes)					
That special conditions and circumstance structure, or building involved, and which or buildings in the same district; and	es exist which are peculiar to the land, h are not applicable to other lands, structures,					
That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter; and						
That the special conditions and circumsta applicant; and	ances do not result from the actions of the					
	other lands, structures, or buildings in the neighboring lands, structures, or buildings in f lands, structures, or buildings in other					
I (We) further state that if this request is granted construction in accordance with the plans herew filing this appeal; will complete work within Throable from a financial, legal, and physical basis.	ith submitted within six months from date of					
FOR USE OF BOARD OF	ADJUSTMENT ONLY					
Date hearing advertised	; Date of hearing					
Fee paid (\$25.00) – Receipt No.						
Design - Cd - Design - CA 11 - 4						
Reasons:						
1						
Other remarks:						
	BOARD OF ADJUSTMENT					
Note: In no way is this to imply that the Board of Adjustment will grant the variance, or special use asked for.	BY:					

Appeal to the Board of Adjustments – Page 2

PETITION FOR REZONING

To the Honorable Mayor, City Council, and City Planning & Zoning Commission: Date: /3 May 2021 Ladies and Gentlemen: We, the undersigned, owners of 50% or more of the property described in paragraph 2 below, do hereby respectfully petition to amend the present zoning ordinance as hereinafter designated, and in support thereof, the following facts are presented: 1. The undersigned owns property within the area, which is requested to be rezoned. Owner: Mayflower Homes Inc Jack Morrison Date: 13 May 2022 By: Title: Director Facilities Management That the area to be rezoned is contained in the following legal description: 2. Grinnell Lot 12 Block 10 That it is required and desired that the foregoing property to be rezoned from the 3. R-2 Districts to the C-1 District. That the reasons for requesting the change are as follows: 4. For developement of senoir living apartments 5. That the undersigned, who own property within a 200' radius of the requested property to be rezoned, are acquainted with the uses to which the area to be rezoned may be put if the rezoning takes place. Respectfully, Signed (Name) (Address) 603 Broad St





Broad Steet

2br-A

2br-C

(101

1st Ave

1 11 11 11

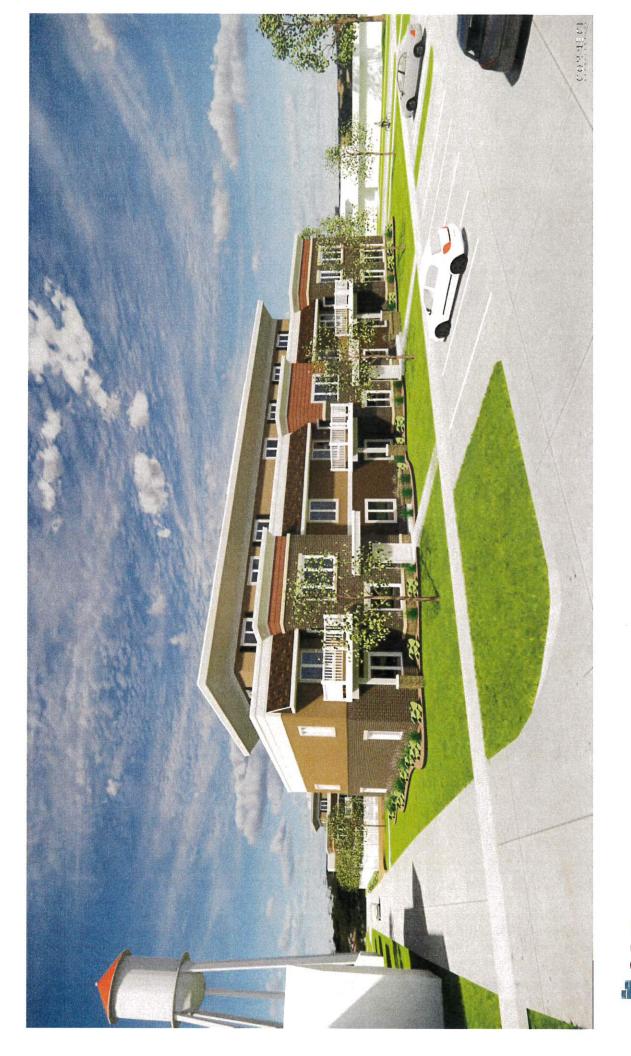




COMMUNITY WATERTOWER SQUARE SOUTH **APARTMENTS**









Beacon[™] Poweshiek County, IA

Summary

Parcel ID Alternate ID 0499200

Property Address

BROAD ST GRINNELL IA 50112

Sec/Twp/Rng

Brief

GRINNELL LOTS 8 9 10 & 11 BLK 10 & ALLEY E LOTS 1 THRU 6 & W LOTS 7

Tax Description THRU 12

(Note: Not to be used on legal documents) 0863-0304 (11/24/2009)

Deed Book/Page Contract Book/Page

Gross Acres 0.00

Net Acres

0.00 Class

M - Residential (MR R3+) (Note: This is for tax purposes only. Not to be used for zoning.)

District 180 - GRINNELL CITY/GRN SCH

School District GRINNELL NEWBURG SCHOOL



Owners

Deed Holder

West Broad Investors LLC 616 Broad St

Grinnell IA 50112

Contract Holder

Mailing Address West Broad Investors LLC

616 Broad St Grinnell IA 50112

Land

Map Area GR MAYFLOWER

Lot Dimensions Regular Lot: x

Front Footage	Front	Rear	Side 1	Side 2
Main Lot	300.00	300.00	165.00	165.00
Sub Lot 2	26.00	26.00	450.00	450.00
Sub Lot 3	0.00	0.00	0.00	0.00
Sub Lot 4	0.00	0.00	0.00	0.00

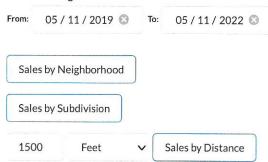
Lot Area 1.41 Acres; 61,200 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Туре	Multi Parcel	Amount
11/24/2009	CHURCH OF ASSEMBLY OF GOD	WEST BROAD INVESTORS LLC	863-304	SALE TO/BY EXEMPT ORGANIZATION	Deed		\$235,000.00
6/17/1988		FIRST ASSEMBLY	982-145	NORMAL ARMS-LENGTH TRANSACTION	Deed		\$26,750.00
7/21/1980		FIRST ASSEMBLY	382-177	NORMAL ARMS-LENGTH TRANSACTION	Deed		\$27,750.00

Recent Sales in Area

Sale date range:



Permits

Permit #	Date	Description	Amount
20150209	10/27/2014	Plumb/Elec	567,826
20150048	07/28/2014	New Bldg	7,264,634

Valuation

		2022	2021	2020	2019	2018
	Classification	Residential (Mr R3+)				
+	Assessed Land Value	\$82,090	\$82,090	\$75,240	\$75,240	\$73,680
+	Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+	Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
=	Gross Assessed Value	\$82,090	\$82,090	\$75,240	\$75,240	\$73.680
2	Exempt Value	\$0	\$0	\$0	\$0	\$0
=	Net Assessed Value	\$82,090	\$82,090	\$75,240	\$75,240	\$73,680

The Assessed Building Value includes other improvements.

Taxation

	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020
+ Taxable Land Value	\$50,787	\$53,609	\$55,260
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$50,787	\$53,609	\$55,260
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$50,787	\$53,609	\$55,260
x Levy Rate (per \$1000 of value)	35.23102	35.31803	34.66790
= Gross Taxes Due	\$1,789.28	\$1,893.36	\$1,915.75
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,790.00	\$1,894.00	\$1,916.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2020	March 2022 September 2021	\$895 \$895	Yes Yes	3/25/2022 10/1/2021	004780
2019	March 2021 September 2020	\$947 \$947	Yes Yes	3/31/2021 10/5/2020	003360
2018	March 2020 September 2019	\$958 \$958	Yes Yes	4/3/2020 9/30/2019	004196
2017	March 2019 September 2018	\$1,012 \$1,012	Yes Yes	4/1/2019 10/1/2018	019508
2016	March 2018 September 2017	\$1,058 \$1,058	Yes Yes	4/2/2018 9/29/2017	002772
2015	March 2017 September 2016	\$1,893 \$1,893	Yes Yes	3/29/2017 10/3/2016	009312

Iowa Land Records

(0863-0304)

Data for Poweshiek County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1994. For records prior to 1994, contact the County Recorder or Customer Support at www.lowaLandRecords.org.

Photos



ADDEAL TO THE

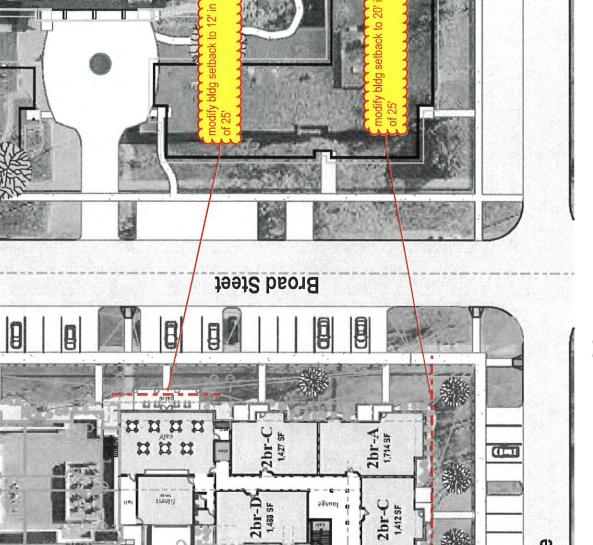
<u>APPEAL TO T</u> <u>BOARD OF ADJUS</u>	
	of 616 Broad St, Grinnell, IA 50112
Name	Address
respectfully request that a determination be m following appeal, which was denied by the Er	ade by the Board of Adjustment on the forcing Officer on 13 May 20 22.
It is an interpretation.	
It is an appeal for an interpretation of S	ection of the ordinance or map.
It is a special use permit required under Broad of Adjustment is required to act	r Section of the ordinance on which the
It is a request for a variance relating to yard or the ordinance.	the use, area, frontage, as required by Section 165.17 of
Remarks: Request to reduce front yard to	ouilding setback to 12' in lieu of 25'
on the east side of building.	
The premises affected are located at 625 Brown Legal description of property involved in this Blk 10 & alley E Lots 1 thru 6 & W lots	appeal: Grinnell lots 8, 9, 10 & 11
Has any previous application or appeal been f	iled in connection with these premises? No
What is the applicant's interest in the premise Owner / Developer	s affected?
What is the approximate cost of the work invo	_{vlved?} \$11,000,000
Explanation of purpose to which property will	be put: Independent Senior Living
-	lo.
Ground plan and elevations attached X	TesNo. If no, explain:

A vai	riance from the zoning chapter will no	t be granted unless: (Check Boxes)				
X		tances exist which are peculiar to the land, which are not applicable to other lands, structures,				
X		visions of this chapter would deprive the applicant or properties in the same district under the terms of				
X	That the special conditions and circumstances do not result from the actions of the applicant; and					
X	I privilege that is denied by this chapt same district. No nonconforming us the same district, and no permitted u	I will not confer on the applicant any special ter to other lands, structures, or buildings in the se of neighboring lands, structures, or buildings in use of lands, structures, or buildings in other ounds for the issuance of a variance.				
const filing	ruction in accordance with the plans he	erewith submitted within six months from date of nThree year(s) from said date; and that I am sis. Signature(s) of Applicant(s)				
	EOD LIGE OF DOADL	OF A DILICTMENT ONLY				
	FOR USE OF BOARI	O OF ADJUSTMENT ONLY				
Date hearing advertised		; Date of hearing				
Fee p	aid (\$25.00) – Receipt No.	<u></u>				
Decis	sion of the Board of Adjustment					
Reaso	ons:					
4						
1						
	remarks:					
		BOARD OF ADJUSTMENT				
Other						

Appeal to the Board of Adjustments – Page 2

PETITION FOR REZONING

10 me	Honorable Wayor, City Council, and City Plan	nning & Zoning Commission:			
Ladies	and Gentlemen:	Date: 13 May 2022			
below,	e undersigned, owners of 50% or more of the p do hereby respectfully petition to amend the p after designated, and in support thereof, the fol	present zoning ordinance as			
1. The undersigned owns property within the area, which is requested to be Owner: West Broad Investors LLC					
	By: Jack Morrison Title: Director Facilities Management	Date: 13 May 2022			
2.	That the area to be rezoned is contained in the following legal description: Grinnell Lots 8, 9, 10 & 11 Blk 10 & Alley E Lots 1 - 6 & W lots 7 - 12				
3.	That it is required and desired that the foregoing property to be rezoned from the R-2 Districts to the C-1 District.				
4.	That the reasons for requesting the change are as follows: For development of senoir living apartments				
5.	That the undersigned, who own property within a 200' radius of the requested property to be rezoned, are acquainted with the uses to which the area to be rezoned may be put if the rezoning takes place.				
Respec					
Signed	(Name)	(Address)			
	Oh h	619 Broad St.			





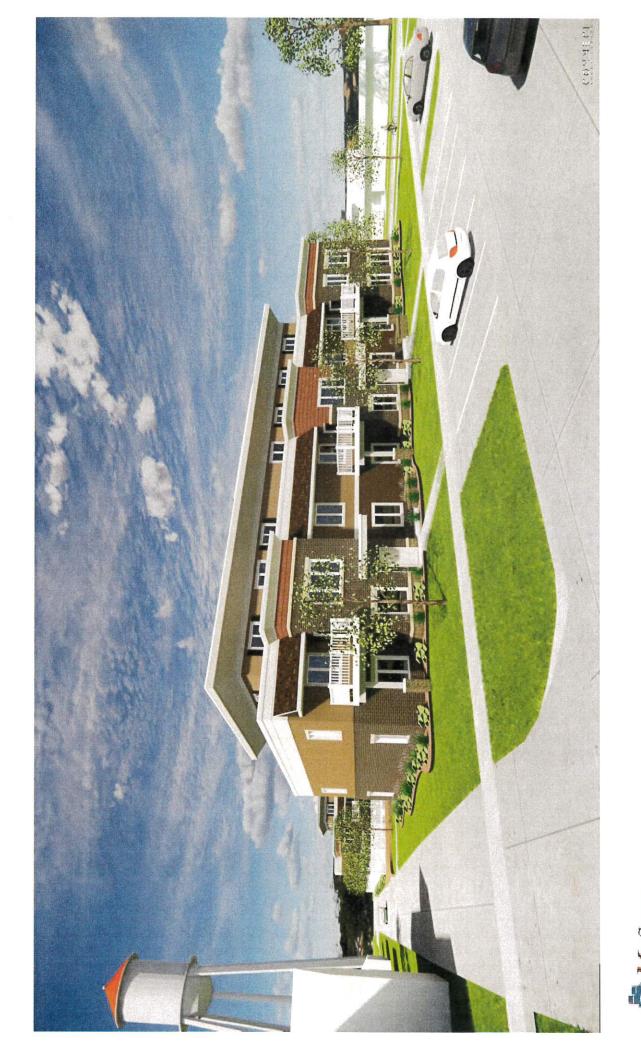


1st Ave

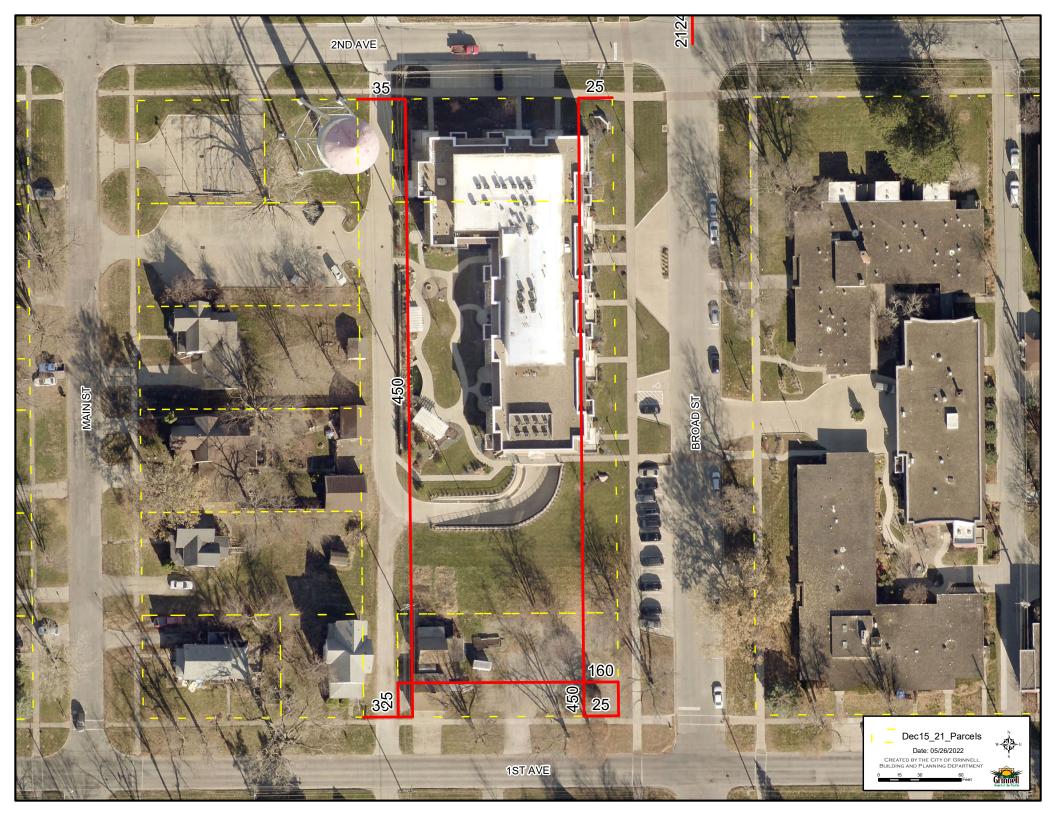
COMMUNITY WATERTOWER SQUARE SOUTH APARTMENTS











NOTICE OF PUBLIC HEARING

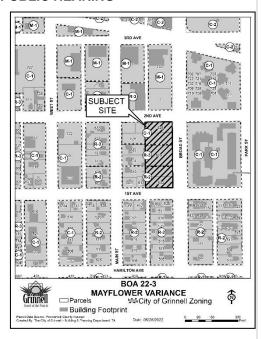
On <u>June 14, 2022 at 12:00 p.m.</u> a public hearing will be held before the City of Grinnell's Board of Adjustment in the City Council Chambers (520 4th Ave) to give all citizens and interested parties an opportunity to be heard in relation to the following:

Review two variance requests submitted together from Mayflower Homes Inc and West Broad Investors LLC of the soon to be combined lots at 603-625 Broad St. The first request pertains to reducing the front yard setback on the east side of the properties from 25-feet to 12-feet, and the second pertains to reducing the front yard setback on the south side of the properties from 25-feet to 20-feet.

The meeting will also be available on Zoom; Meeting ID: 646 868 5281.

Password: 12345

Tyler Avis
Building and Planning Director
For additional information, call 641-236-2600.



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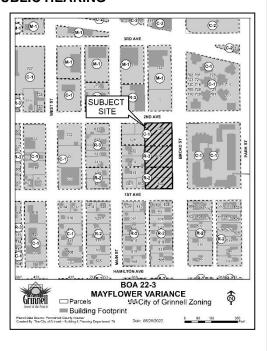
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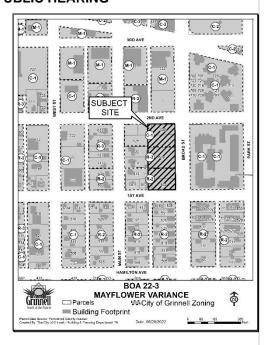
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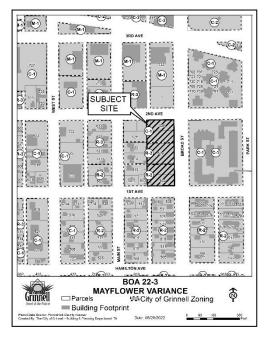
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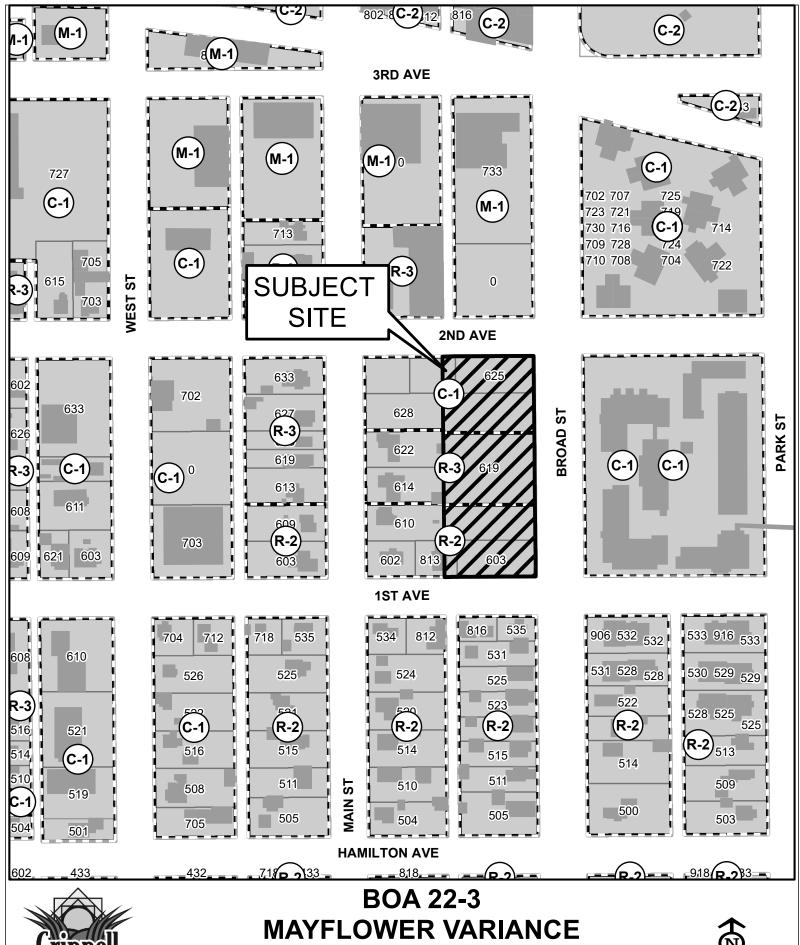
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Tyler Avis
Building and Planning Director
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City of Grinnell Zoning **Parcels**

Date: 05/26/2022

Building Footprint

180 90 360

PUBLIC NOTICE

The Board of Adjustment of the City of Grinnell will meet on June 14, 2022 at 12:00 p.m. to review two variance requests submitted together from Mayflower Homes Inc and West Broad Investors LLC of the soon to be combined lots at 603-625 Broad St. The first request pertains to reducing the front yard setback on the east side of the properties from 25-feet to 12-feet, and the second pertains to reducing the front yard setback on the south side of the properties from 25-feet to 20-feet. You are further notified that the time and place of the public hearing will be in the City Council Chambers at 520 4th Avenue, Grinnell, Iowa 12:00 p.m. on Tuesday, June 14, 2022. The meeting can also be accessed by visiting the zoom link below or entering the meeting ID and passcode.

https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRTVCckxaQT09 Meeting ID: 646 868 5281 Passcode: 12345

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

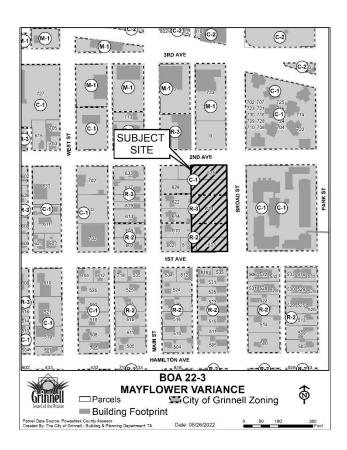
Notice is hereby given that two variance requests have been submitted to the City of Grinnell Board of Adjustment from Mayflower Homes Inc and West Broad Investors LLC of the soon to be combined lots at 603-625 Broad St. The first request pertains to reducing the front yard setback on the east side of the properties from 25-feet to 12-feet, and the second pertains to reducing the front yard setback on the south side of the properties from 25-feet to 20-feet.

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Tyler Avis Director of Building & Planning

Legal Notice

Publish: 5-30-2022



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